

Tab 42

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 20, 2014

Reference No.: 2.4d.
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Brent L. Green, Chief
Division of Right of Way
and Land Surveys

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION

The California Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the Director's Deeds summarized below. The conveyance of excess State owned real property, including exchanges, is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds, included in this item, involve an estimated current value of \$4,824,100. The State will receive a return of \$5,470,102 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE

01-02-Sis-97 PM 35.4
Disposal Units #DD 6636-01-01
Convey to: Boyd P. Braren,

Trustee under that irrevocable trust
agreement dated April, 13, 1981

Siskiyou County
12.09 acres
\$0
(Appraisal N/A)

Change in vesting. The conveyance was approved at the December 2013 Commission meeting. This deed conveyance will correct the vesting from the name of the trust to the trustee and correct an error in the legal description.

02-03-Sut-99 PM 30.6
Disposal Unit #DD 23147-01-01
Convey to: HJPk Partners, LLC

Yuba City
1.14 acres
\$309,000
(\$398,000 Public sale estimate)

Public sale. Three prior attempts to sell the excess property at public auction were unsuccessful. Following the second unsuccessful public auction of the improved property, the building was demolished at State expense to increase marketability of the property as vacant commercial. The third public auction of the property as vacant produced no bidders. This was highest price received at the fourth public sale of the property. There were three bidders.

03-03-Sut-99 PM R18.17
Disposal Unit #DE 034253-X2-XX
Convey to: Feather Water District

Sutter County
1.29 acres
\$0
(Appraisal N/A)

Direct conveyance at no monetary consideration is 100 percent Department's obligation pursuant to Utility Agreement No. 03-UT-2389.6 executed on July 11, 2006.

04-04-Ala-238 PM 13.4
Disposal Unit #DD 032781-01-01
Convey to: Goldman & Associates Investments, Inc.

Hayward
0.34 acre
\$555,000
(\$405,000 Public sale estimate)

Public sale. Selling price represents the highest bid received at public sale. There were eight bidders.

05-04-Ala-238 PM 13.5
Disposal Unit #DD 032782-01-01
Convey to: KOR, Inc.

Hayward
0.34 acre
\$485,000
(\$210,000 Public sale estimate)

Public sale. Selling price represents the highest bid received at the public sale. There were five bidders.

06-04-Ala-880 PM 0.5L
Disposal Unit #DK 035820-02-01
Convey to: City of Oakland, a Municipal corporation

Oakland
1.19 acres
\$0
(Appraisal N/A)

Direct conveyance for no monetary consideration pursuant to the Purchase and Sale Agreement dated May 23, 2005 between the Department, City of Oakland and Oakland Base Reuse Authority. The agreement represents a global settlement of multiple real estate issues in regard to the Department's Cypress Replacement Freeway Project.

07-04-Ala-880 PM 0.5L
Disposal Unit #DK 035820-03-01
Convey to: City of Oakland, a Municipal corporation

Oakland
0.35 acre
\$0
(Appraisal N/A)

Direct conveyance for no monetary consideration pursuant to the Purchase and Sale Agreement dated May 23, 2005 between the Department, City of Oakland and Oakland Base Reuse Authority. The agreement represents a global settlement of multiple real estate issues in regard to the Department's Cypress Replacement Freeway Project.

08-04-Ala-880 PM 0.5L
Disposal Unit #DK 035820-04-01
Convey to: City of Oakland, a Municipal corporation

Oakland
1.31 acres
\$0
(Appraisal N/A)

Direct conveyance for no monetary consideration pursuant to the Purchase and Sale Agreement dated May 23, 2005 between the Department, City of Oakland and Oakland Base Reuse Authority. The agreement represents a global settlement of multiple real estate issues in regard to the Department's Cypress Replacement Freeway Project.

CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

Reference No.: 2.4d.
August 20, 2014
Page 3 of 3

09-04-Nap-29 PM 26.5/28.2

Disposal Unit #DD 050669-X1-X1

Disposal Unit #DD 051735-X1-X1

Convey to: Napa Valley Wine Train, Inc.,

A California Corporation

Napa County

0.06 acre

0.04 acre

\$167,000

(\$167,000 Appraisal)

Direct conveyance for an exchange by Right of Way Contract. The Department acquired rights of way from Napa Valley Wine Train, Inc. for the State Route 29 Channelization Project in Napa County located in and near the City of St. Helena. The right of way purchased for Parcel No. 62101 is valued at \$359,000.00. Department excess property valued at \$167,000.00 will be conveyed to the grantor as partial compensation for the right of way acquired for the Department's project.

10-04-Son-12 PM 32.9

Disposal Unit #DE 058672-X3-XX

Convey to: Pacific Gas and Electric Company,

a California Corporation

Sonoma County

0.04 acre

\$1,100.18

(Appraisal \$1,100.18)

Direct conveyance is 90 percent Department's obligation pursuant to Utility Agreement No. 04-UT 824.4 dated December 19, 1991.

11-6-Fre-168 PM 3.68

Disposal Unit #DD 078666-01-02

Convey to: Robert Lee Thompson, et ux

Fresno

0.033 acre

\$2

(Appraisal nominal)

Direct Sale to an adjoining (underlying fee) owner. Selling price represents the appraised value of a public street area to the underlying fee owner. The highest and best use of the subject property is as plottage to the adjoining property.

12-11-SD-52 PM 16.2

Disposal Unit #DD 27035-01-01

Convey to: 52 Blue Falcon,

a California Limited Liability Company

as to an undivided 50% interest and E.A.C.,

a Delaware Limited Liability Company

as to an undivided 50% interest,

as Tenants in Common

Santee

5.06 acres

\$3,600,000

(\$3,172,000 Public sale estimate)

Public Sale. Selling price represents the highest bid received. There were three bidders for this parcel.

13-11-SD-76 PM 3.0

Disposal Unit #DD 19711-01-01

Convey to: Green Light Energy Corporation

City of Oceanside

3.14 acres

\$353,000

(\$471,000 Public sale estimate)

Public sale. The excess property is odd shaped and is set back from the major thoroughfare, Mission Avenue. The property has one legal access beneath the viaduct to Mission Avenue and does not have access to Hacienda Drive. It is encumbered with access easements and an encroachment from a neighboring residential property. The minimum bid was advertised at \$353,000 and the property was sold at public auction at the bid price.

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - August 20, 2014

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01								
02	1				1	\$0.00	\$0.00	0%
03	1	1			2	\$398,000.00	\$309,000.00	78%
04	5	2			7	\$783,100.00	\$1,208,100.00	154%
05								
06	1				1	\$0.00	\$2.00	0%
07								
08								
09								
10								
11		2			2	3,643,000.00	3,953,000.00	109%
12								
Total	8	5			13	\$4,824,100.00	\$5,470,102.00	113%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	8	\$168,100.00	\$168,100.00	100%
Public Sales	5	\$4,656,000.00	\$5,302,000.00	114%
Non-Inventory Conveyances				
Sub-Total	13	\$4,824,100.00	\$5,470,100.00	
Other Funded Sales				
Total	13	\$4,824,100.00	\$5,470,100.00	113%

Item 1 -
Director's Deed 01
02-Sis-97 PM 35.4
DD# 6636-01-01

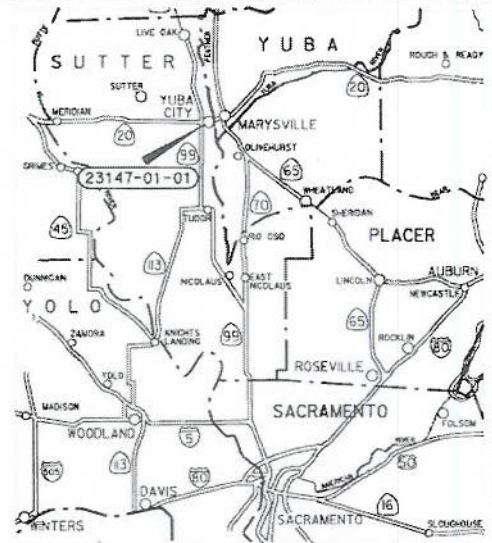
No maps for this Item
as it is a "change in vesting".

STATE ROUTE 20

20

**YUBA CITY
COUNTY OF SUTTER
T15N R3E, MDB&M
SECTION 21**

LOCATION MAP
DIRECTOR'S DEED 23147-01-01



APN
058-043-007

APN
058-043-003

APN
058-043-002

APN
058-043-004

APN
058-043-009

APN
058-043-010

APN
058-043-011

23147-01-01

ABANDONED
RAIL ROAD

W. ONSTOTT ROAD
FRONTAGE ROAD

99

STATE ROUTE 99

KELTON WAY

E. ONSTOTT ROAD

LOUISE AVE



1"=200'

PAR NO.

DK-23147-01-01

DIST	CO	RTE	PM
03	SUT	99	30.6

YUBA CITY
COUNTY OF SUTTER
T15N R3E, MDB&M
SECTION 21



APN
058-043-003
(23533-01-01)

APN
058-043-002

RAIL ROAD

APN
058-043-007

APN
058-043-004

504.8

49800 SQ. FT
1.14 ACRES

(23147-01-01)

42.6

97.8

81.3

367.7

56.2

APN
058-043-010

APN
058-043-011

156.0

FRONTAGE ROAD RELINQUISHED TO SUTTER COUNTY JULY 20, 1960

APPROXIMATE STATE RIGHT OF WAY

STATE ROUTE 99

APPROXIMATE STATE RIGHT OF WAY

1" = 100'

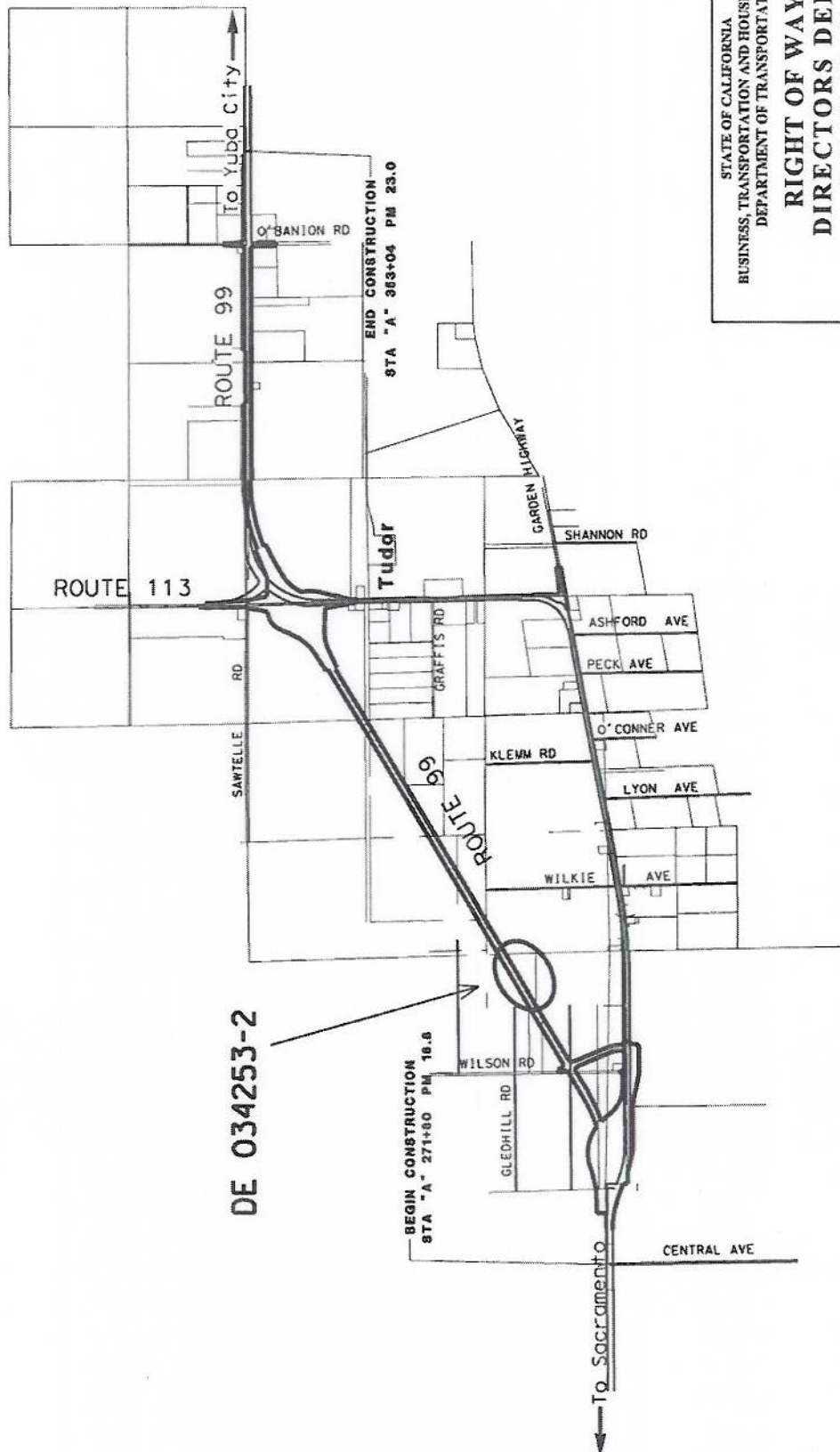
PAR NO.

DK-23147-01-01

DIST CO RTE PM

03 SUT 99 30.6

EXHIBIT A



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTORS DEED
INDEX MAP

NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
03	SUT	99	R10.17	1	2	2

~~NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.~~

EXHIBIT B

APR 25-140-017

T.13 N. R. 3 E., M.D.M.

FRACTIONAL SECTION 14

AP# 25-140-016

DE034253-2
1.29ac

N30°40'35"W 427.410

357.625

FEATHER WATER DISTRICT
LATERAL "M1A3"
UNRECORDED - SEE
VON GELDERN MAP

CCUA 2389.6-1

LOT 21

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DE 034253-2**



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	SUT	99	/R18.17	2	2

VOTES

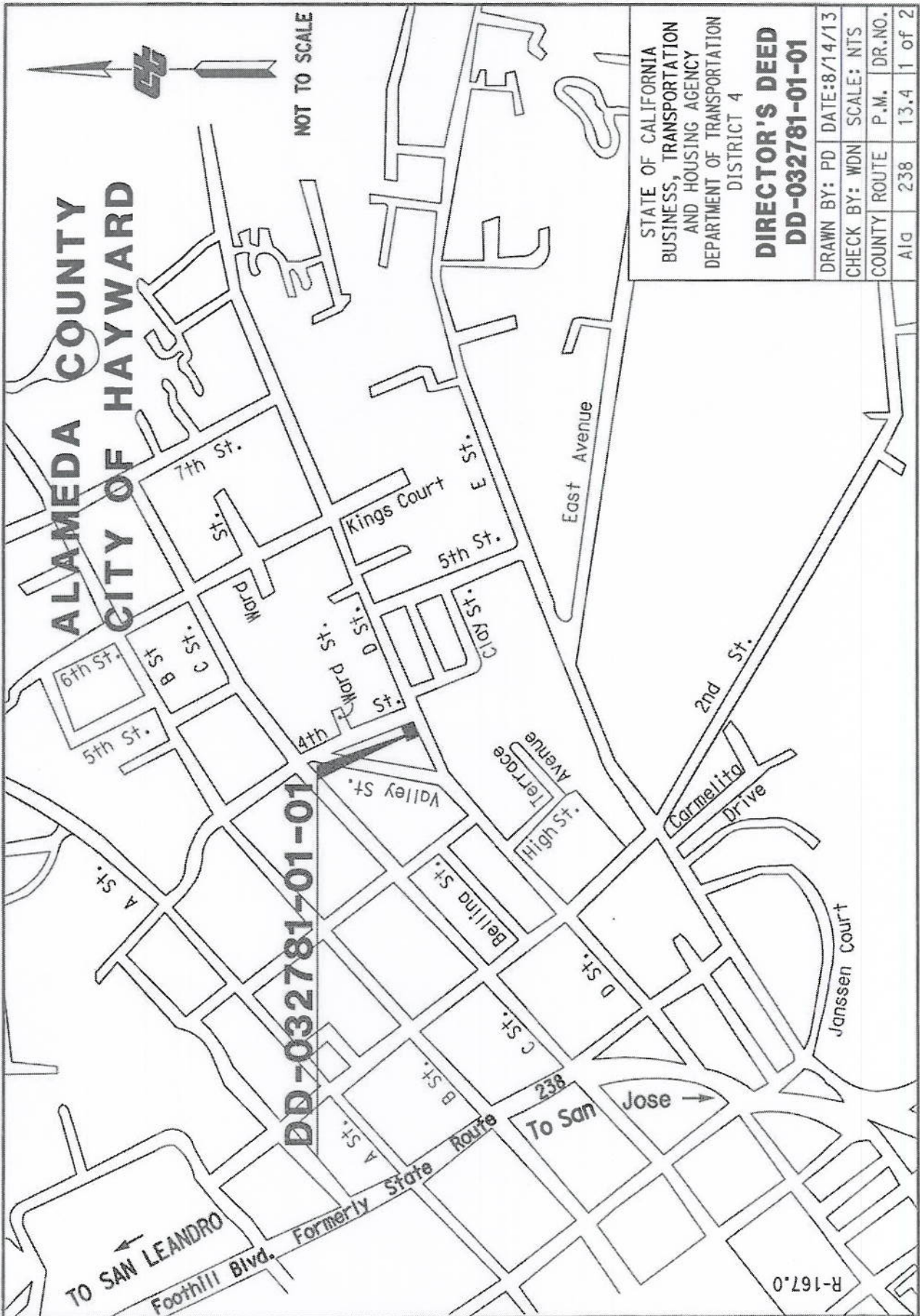
NOTES

All distances are in meters unless otherwise noted.

To convert meters to U.S. Survey feet, multiply distance by 1.000030

9937/1200.

LEGEND



ALAMEDA COUNTY CITY OF HAYWARD

DD-032781-01-01

15,000 Sq. Ft.

BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM (CCS) OF 1927 ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL

LEGEND

Sq. Ft. square feet
O.R. Official Records
POB point of beginning
() per grant deed No. 32781, 2537 O.R. 138



SCALE IN FEET
0 1" = 50' 50

4TH ST.

149.99' (150')
N22°24'20"W

69.99' (100')
S67°35'40"E

149.99' (150')
S22°24'20"E

32781

STATE OF CALIFORNIA
2537 O.R. 138
12/23/69

POB

99.99' (100')
N67°35'40"E

"D" ST.

CLAY ST.

"D" ST.

60'

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-032781-01-01

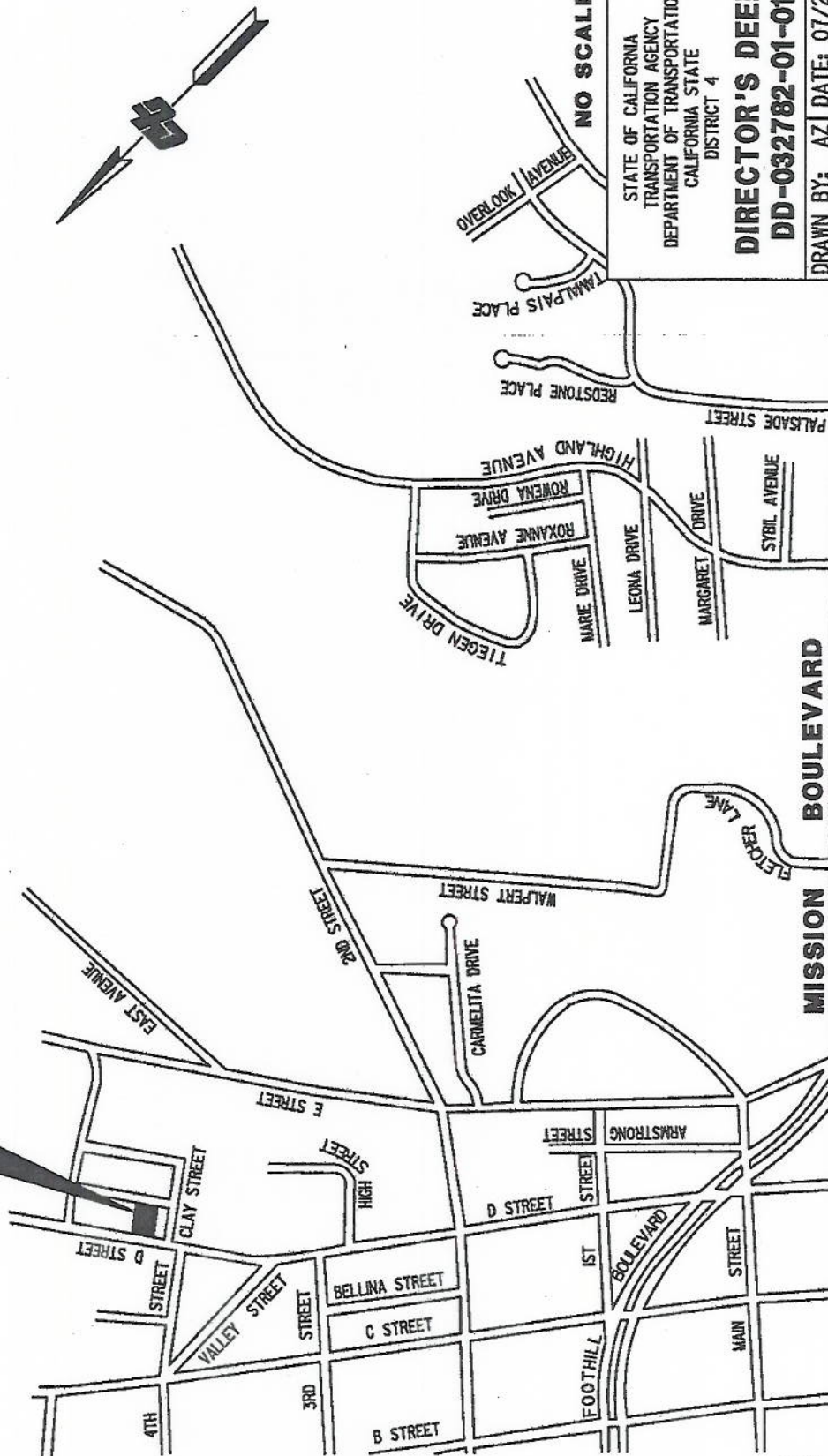
DRAWN BY: PD		DATE: 8/14/13	
CHECK BY: WDN		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
Ala	238	13.4	2 of 2

R-167.5

ALAMEDA COUNTY CITY OF HAYWARD

DD-032782-01-01

15,000 SQ. FT.



NO SCALE

STATE OF CALIFORNIA
TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
CALIFORNIA STATE
DISTRICT 4

**DIRECTOR'S DEED
DD-032782-01-01**

DRAWN BY:	AZ	DATE:	07/2014
CHECK BY:		NO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.5	1 OF 2

↑ TO SAN JOSE

MISSION BOULEVARD

(FORMERLY I STATE ROUTE 238)

↓ TO OAKLAND

R-167.5

ALAMEDA COUNTY CITY OF HAYWARD

DD-032782-01-01

15,000 SQ. FT.



HIGHLAND TRACT
ADDITION
21 MAPS 71

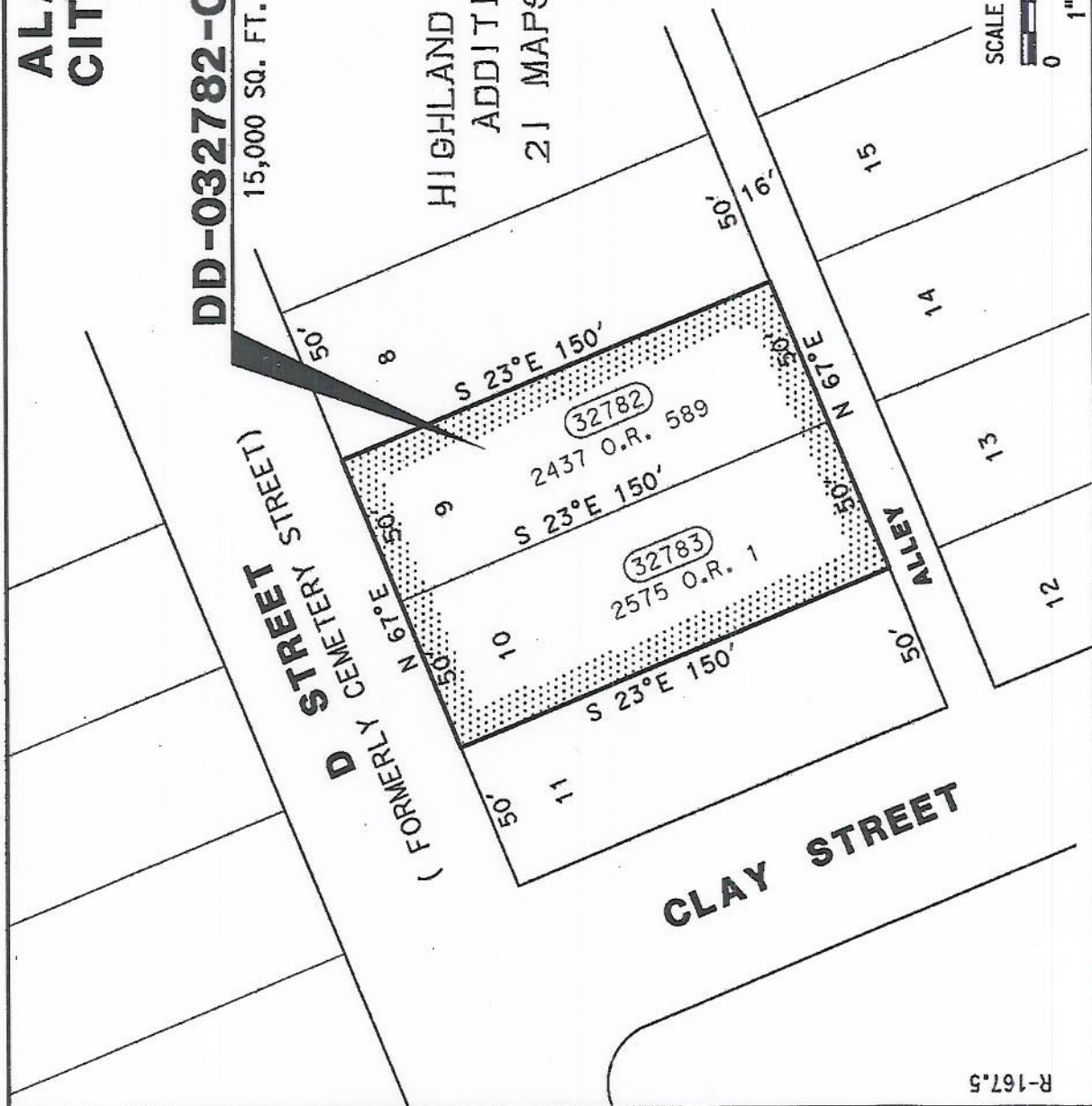
Note: Distances and bearings
per 21 Maps 71

STATE OF CALIFORNIA
TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
CALIFORNIA STATE
DISTRICT 4

DIRECTOR'S DEED
DD-032782-01-01

DRAWN BY: AZ	DATE: 07/2014
CHECK BY:	SCALE: 1"=50'
COUNTY ROUTE	P.M.
Ala 238	13.5
	2 of 2

SCALE IN FEET
0 50
1"= 50'

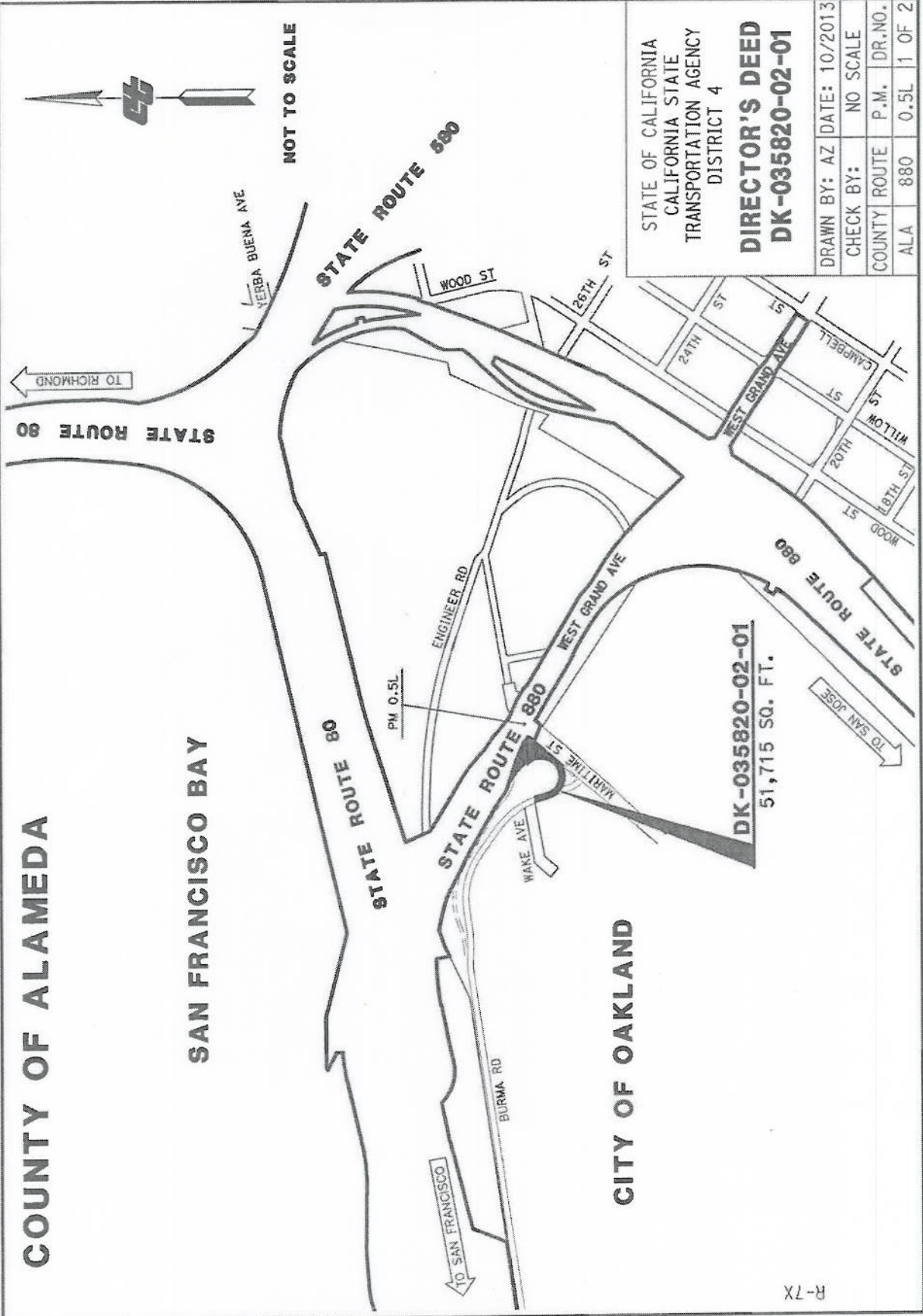


R-167.5

COUNTY OF ALAMEDA

SAN FRANCISCO BAY

CITY OF OAKLAND



STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

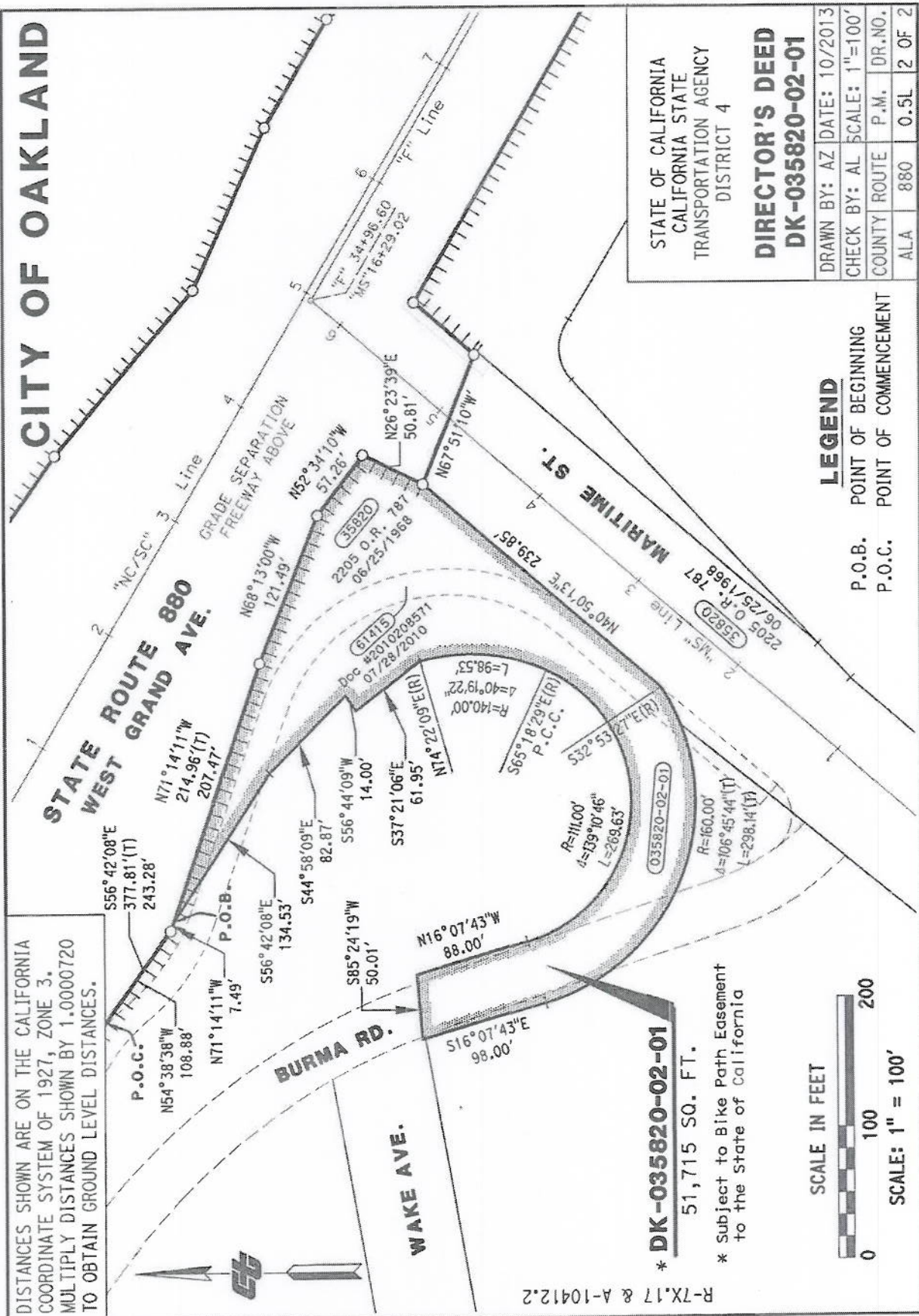
DIRECTOR'S DEED
DK-035820-02-01

DRAWN BY: AZ	DATE: 10/2013
CHECK BY: NO SCALE	
COUNTY ROUTE 880	P.M. DR.NO.
ALA	0.5L 1 OF 2

R-7X

CITY OF OAKLAND

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000720 TO OBTAIN GROUND LEVEL DISTANCES.



*** DK-035820-02-01**
51,715 SQ. FT.

* Subject to Bike Path Easement to the State of California

SCALE IN FEET



SCALE: 1" = 100'

LEGEND

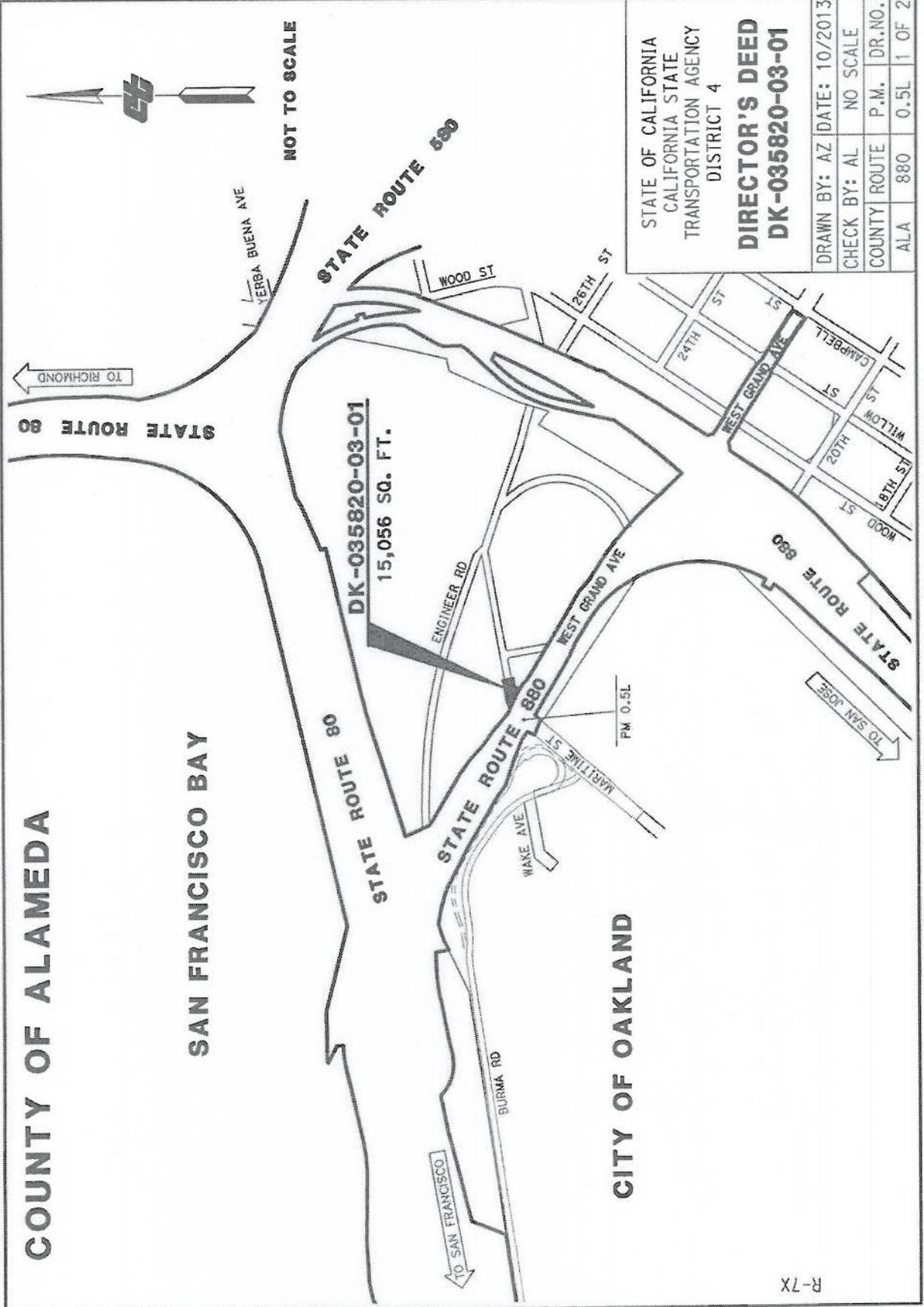
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

DIRECTOR'S DEED
DK-035820-02-01

DRAWN BY: AZ	DATE: 10/2013
CHECK BY: AL	SCALE: 1"=100'
COUNTY ROUTE	P.M. DR.NO.
ALA 880	0.5L 2 OF 2

R-7X.17 & A-10412.2



STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DISTRICT 4			
DIRECTOR'S DEED DK-035820-03-01			
DRAWN BY: AZ	DATE: 10/2013		
CHECK BY: AL	NO SCALE		
COUNTY ROUTE	P.M.	DR.NO.	
ALA	880	0.5L	1 OF 2

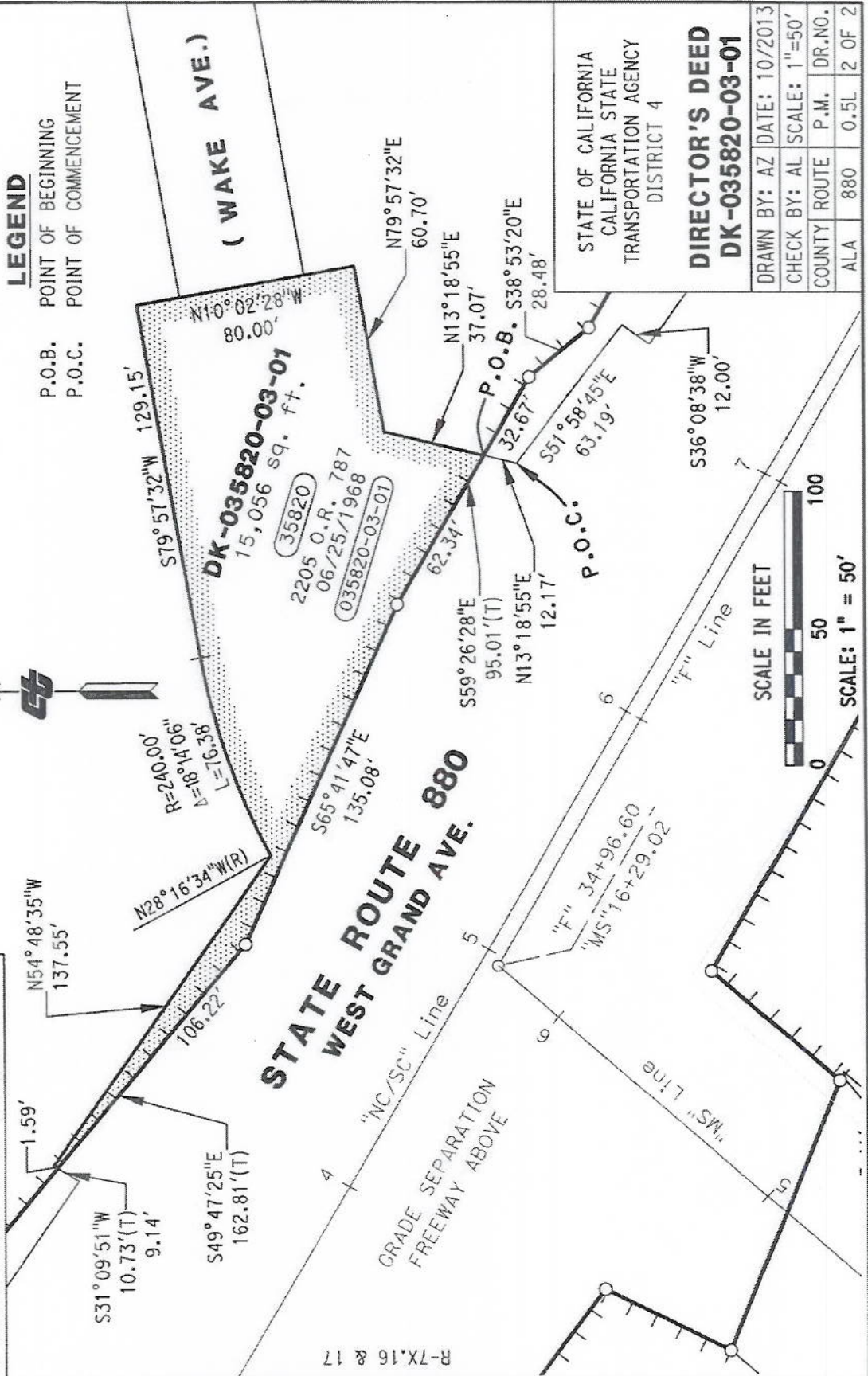
R-7X

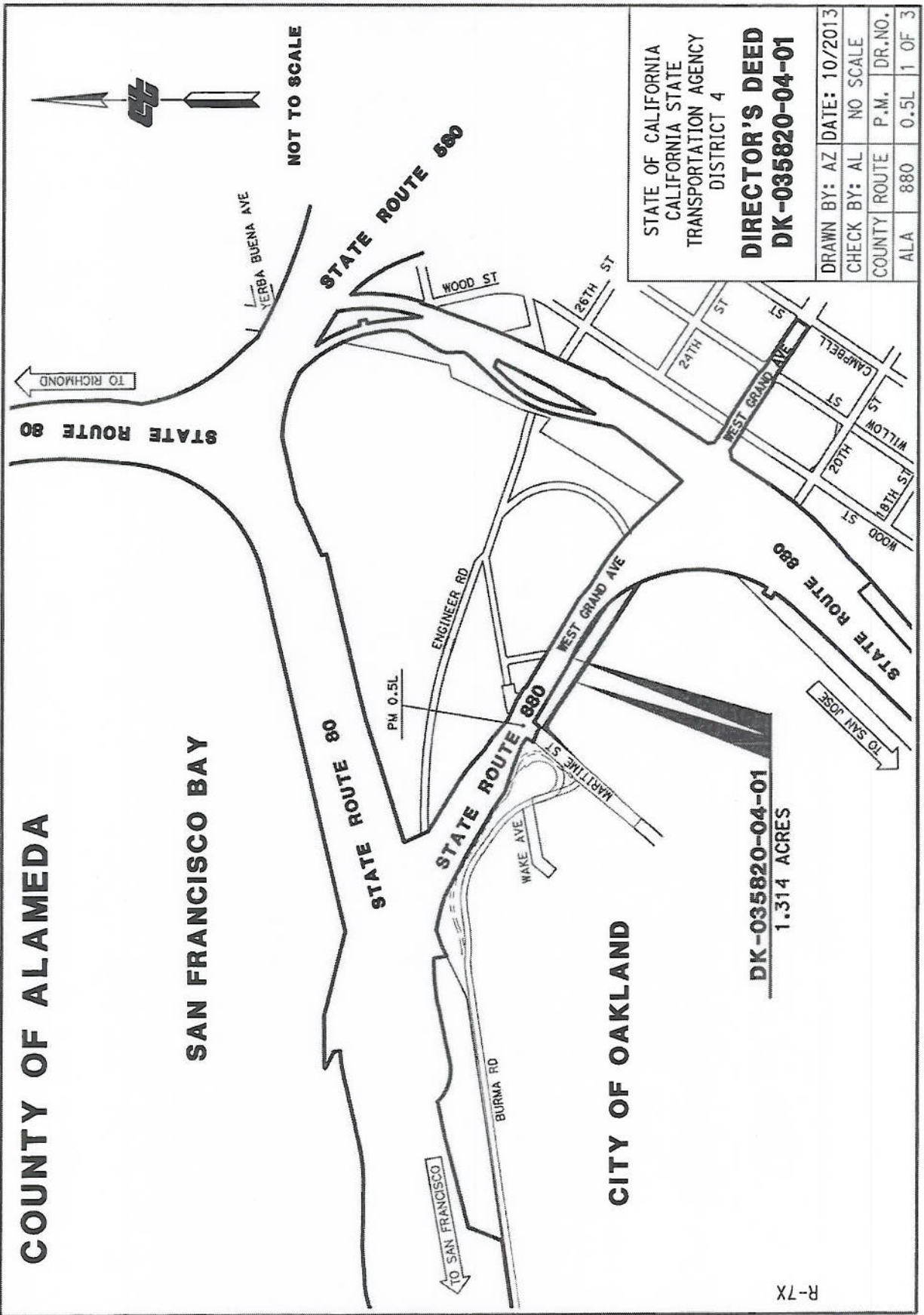
CITY OF OAKLAND

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000720 TO OBTAIN GROUND LEVEL DISTANCES.





R-7X

SEE SHEET 2 OF 3

2205 O.R. 787
06/25/1968
35820

06.4
1-11-11
1'58"E 685.44'
220-01-0
133

685.44
20-01-01
3233768
013

035820--0

EXCEPTING AREA

STATE ROUTE 880
WEST GRAND AVE.

DK-035820-04-01

1.314 ACRES

SCALE IN FEET



SCALE: 1" = 100'

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

DIRECTOR'S DEED
DK-035820-04-01

DRAWN BY: AZ	DATE: 09/2013	
CHECK BY: AL	SCALE: 1"=100'	
COUNTY ROUTE	P.M.	DR.NO.
ALA 880	0.5L	3 OF 3

R-7X.15 & 17

NAPA COUNTY CITY OF ST. HELENA

DD-050669-X1-X1

2806 SQ.FT.

RANCHO CARNE HUMANA

McCORKLE AVENUE
CHARTER OAK AVENUE

PM 28.11

MILLS LANE

DOWDELL LANE

VINTAGE AVENUE

PM 27.82

TO NAPA

CHAIX LANE ST. HELENA CITY LIMITS
(PRIVATE ROAD)

TO DOWNTOWN
ST. HELENA

STATE

VIDOVICH LANE

HIGHWAYS
GRAYSON AVENUE

128/29 (MAIN STREET)

EL BONITA AVE

RANCHO CARNE HUMANA

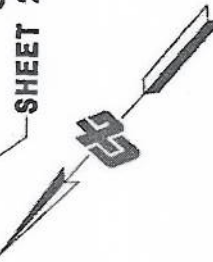
SULPHUR SPRINGS

(ALMOND AVENUE)
LEWELLING LANE
(PRIVATE ROAD)

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

DIRECTOR'S DEED
DD-050669-X1-X1

DRAWN BY: CW		DATE: 03/20/14	
CHECK BY: JZ		NOT TO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
NAPA	29	28.2	1 OF 2



NOT TO SCALE

A-1038.0

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE II. EPOCH 1991.35, MULTIPLY DISTANCES SHOWN BY 1.0000361 TO OBTAIN GROUND LEVEL DISTANCES.

NAPA COUNTY CITY OF ST. HELENA

DD-050669-X1-X1

CHARTER OAK AVENUE

VANDERKAMP, MARTIN
APN 009-112-017

2806 SQ.FT.

STATE OF CALIFORNIA
APN 009-112-016
(50669)
DOC.NO. 1993 025225

N48°40'55"E

N48°40'55"E
7.00'
7.00'

N48°40'55"E
7.00'

N41°51'55"W 400.94'

NAPA VALLEY WINE TRAIN INC
APN 009-110-001

N41°51'55"W 400.94'

S39°43'42"E 132.58'
S41°51'55"E 88.36'
S47°28'44"W 5.00'
H.E.
EXP.06/30/2017

(62097-2)
T.C.E.

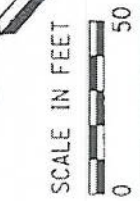
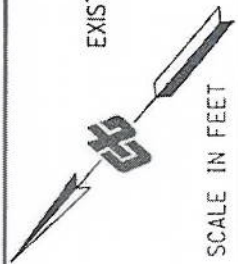
(62097-6)
H.E.

(62097-4)
ACQUIRED IN EXCHANGE

S41°51'55"E 863.97'(T)
EXISTING R/W
PROPOSED R/W

STATE HIGHWAYS 128 / 29 (MAIN STREET)

N41°55'25"W



VIDOVICH LANE

LEGEND	
○	DIMENSION POINT
○	APN ASSESSOR'S PARCEL NUMBER
○	DOC.NO. DOCUMENT NUMBER
○	R/W RIGHT OF WAY
○	SQ.FT. SQUARE FEET
○	H.E. HIGHWAY EASEMENT
○	TOTAL
○	T.C.E. TEMPORARY CONSTRUCTION EASEMENT

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

DIRECTOR'S DEED
DD-050669-X1-X1

DRAWN BY: CW	DATE: 03/20/14
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
NAPA 29	28.2 2 OF 2

A-1038.22

NAPA COUNTY

DD-051735-X1-X1

1,750 SQ.FT.

ZINFANDEL LANE
(THOMPSON AVENUE)

TO ST. HELENA

RANCHO CARNE HUMANA

STATE

HIGHWAYS

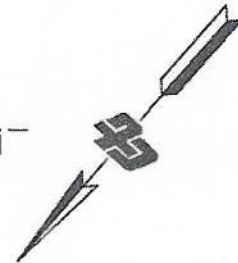
128 / 29

RANCHO CARNE HUMANA

WHITEHALL LANE

TO NAPA

SHEET 2 OF 2



NOT TO SCALE

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DISTRICT 4

DIRECTOR'S DEED
DD-051735-X1-X1

DRAWN BY:	CW	DATE:	03/20/14
CHECK BY:	JZ	NOT TO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
NAPA	29	26.5	1 OF 2

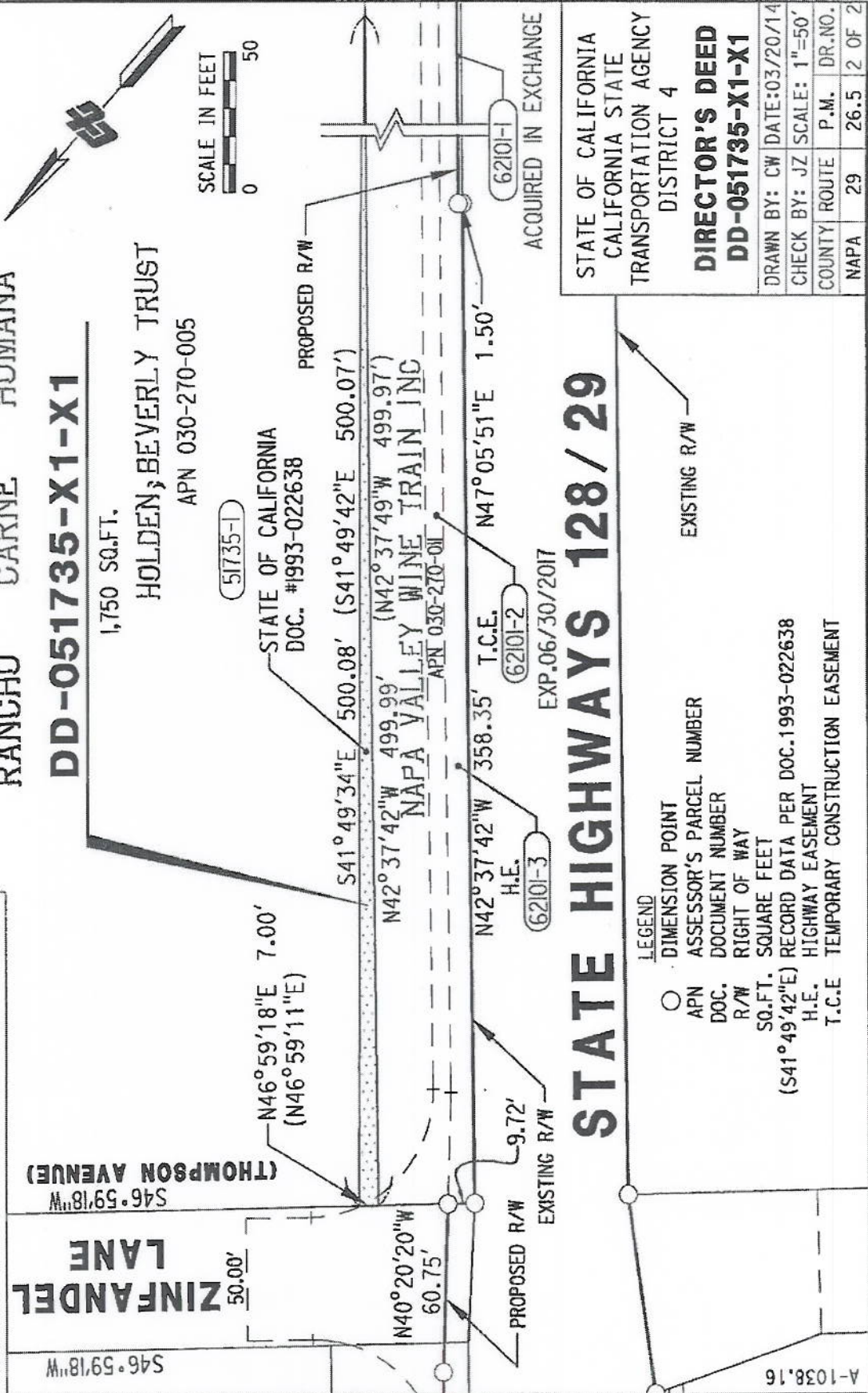
A-1038.0

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 11. EPOCH 1991.35, MULTIPLY DISTANCES SHOWN BY 1.0000361 TO OBTAIN GROUND LEVEL DISTANCES.

NAPA COUNTY RANCHO CARNE HUMANA DD-051735-X1-X1

1,750 SQ.FT.
HOLDEN, BEVERLY TRUST
APN 030-270-005

ZINFANDEL LANE
50.00'
S46°59'18"W
(THOMPSON AVENUE)
S46°59'18"W



STATE HIGHWAYS 128 / 29

- LEGEND
- DIMENSION POINT
 - APN ASSESSOR'S PARCEL NUMBER
 - DOC. DOCUMENT NUMBER
 - R/W RIGHT OF WAY
 - SQ.FT. SQUARE FEET
 - (S41°49'42"E) RECORD DATA PER DOC.1993-022638
 - H.E. HIGHWAY EASEMENT
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT

STATE OF CALIFORNIA	DIRECTOR'S DEED
CALIFORNIA STATE	DD-051735-X1-X1
TRANSPORTATION AGENCY	
DISTRICT 4	
DRAWN BY: CW DATE:03/20/14	
CHECK BY: JZ SCALE: 1"=50'	
COUNTY ROUTE	P.M. DR.NO.
NAPA 29	26.5 2 OF 2

SONOMA COUNTY

RANCHO AGUA CALIENTE

T. 6 N., R. 6 W. M.D.B.&M.

TO
SANTA ROSA

STATE

PM 32.5

PM 32.9

SHEET 2 SHEET 3 SHEET 4

ROUTE

12

TO
SONOMA

ROAD

RANCHO AGUA CALIENTE

HOOVER
CREEK

DE-058672-X3-XX

(POLE EASEMENT)

TOTAL AREA=19,154 S.F.

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DE-058672-X3-XX

DRAWN BY: JZ	DATE: 05/28/14	
CHECKED BY: JZ	SCALE: NTS	
CO. RTE.	P.M.	SHEET
SON 12	32.9	1 OF 5



NOT TO SCALE

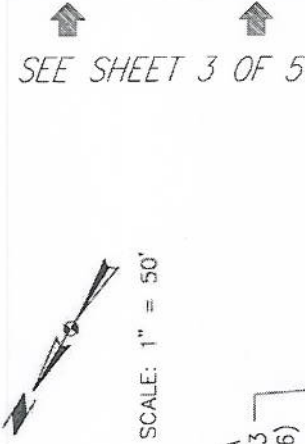
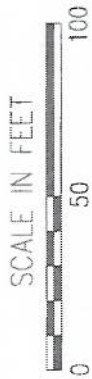
R-501.21
A-10474.1

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE II, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000262 TO OBTAIN GROUND LEVEL DISTANCES.

SONOMA COUNTY

RANCHO AGUA CALIENTE

HARP VINEYARDS
APN 056-012-008



STATE OF CALIFORNIA
DOC. NO. 2012043383
(CORRECTION DEED 2014023436)

EXISTING R/W

STATE ROUTE 12

S32°55'32"E 1234.38'(M-M)
(1234.19' CALC.) (630 M 31)

PRE-EXISTING R/W

N29°42'58"W 932.18'

N29°42'58"W 792.29'(T)

N27°17'53"W 163.41'

S26°36'23"E 65.19'

L11 L10

L12 L13 L14

C6 C7 C8 C9

N21°11'50"W 314.34'

O.U.E. TO THE STATE OF CALIFORNIA
DOC. NO. 2012043383
(CORRECTION DEED 2014023436)

N17°14'49"W(R) 60.99'

N29°42'58"W 60.99'

R=555.00'

A=154°1'35" L=152.01'

POB: 058672-X3-XX SEE DETAIL "A"

POB: 058672-X3-XX

DETAIL "A" (NO SCALE)

S62°58'47"W 0.33' (TIE)

R-501.21 A-10474.1

DE-058672-X3-XX

(POLE EASEMENT)

TOTAL AREA=19,154 S.F.

WEST COAST WINE PARTNERS LLC
DOC. NO. 2012-073252
APN 056-011-045

PARCEL ONE

058672-X3-XX

(POLE EASEMENT)

AREA=9,151 S.F.

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DE-058672-X3-XX

DRAWN BY: JZ		DATE: 05/28/14	
CHECKED BY: JZ		SCALE: 1"=50'	
CO.	RTE.	P.M.	SHEET
SON 12	32.9	2 OF 5	

(SEE SHEET 5 FOR LINE & CURVE TABLES AND LEGEND)

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE II, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000262 TO OBTAIN GROUND LEVEL DISTANCES.

SONOMA COUNTY

RANCHO AGUA CALIENTE

DE-058672-X3-XX

(POLE EASEMENT)

TOTAL AREA=19,154 S.F.

PARCEL ONE

058672-X3-XX

(POLE EASEMENT)

AREA=9,151 S.F.

STATE OF CALIFORNIA

DOC. NO. 2012043383

(CORRECTION DEED 2014023436)

HARP VINEYARDS

APN 056-012-008

SCALE: 1" = 50'

SEE SHEET 4 OF 5

PARCEL TWO

058673-X3-XX

(POLE EASEMENT)

AREA=4,586 S.F.

EXISTING R/W

STATE ROUTE 12

EXISTING R/W

PRE-EXISTING R/W

EXISTING R/W

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MADRONE ROAD

COUNTY OF SONOMA

1766 O.R. 47

SCALE IN FEET

0 50 100

STATE OF CALIFORNIA

CALIFORNIA STATE TRANSPORTATION AGENCY

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

DE-058672-X3-XX

DRAWN BY: JZ DATE: 05/28/14

CHECKED BY: JZ SCALE: 1"=50'

CO. RTE. P.M. SHEET

SON 12 32.9 3 OF 5

WEST COAST WINE PARTNERS LLC

DOC. NO. 2012-073252

APN 056-011-045

(SEE SHEET 5 FOR LINE & CURVE TABLES AND LEGEND)

R-501.21 A-10474.1

SEE SHEET 2 OF 5

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE II, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000262 TO OBTAIN GROUND LEVEL DISTANCES.

SEE SHEET 3 OF 5

SONOMA COUNTY

RANCHO AGUA CALIENTE

HARP VINEYARDS

APN 056-012-008

DE-058672-X3-XX

(POLE EASEMENT)

TOTAL AREA=19,154 S.F.



SCALE: 1" = 50'

FOUND 6X6 CONC. MON.
AT BC PER 630 M 31
SONOMA COUNTY RECORDS

EXISTING R/W

R=4970.00'

STATE ROUTE 12

R=5000.00'

R=5030.00'

792.29'(T)

N29°42'58"W

N29°42'58"W

N29°42'58"W

N29°42'58"W

N29°42'58"W

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R=50

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 11, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000262 TO OBTAIN GROUND LEVEL DISTANCES.

LINE AND CURVE TABLES AND LEGEND

Line Table (1)		
Line #	Direction	Length
L1	S29°01'58"E	46.19'
L2	S32°31'32"E	35.51'
L3	S20°30'53"E	33.92'
L4	S29°08'18"E	11.48'
L9	S60°18'18"W	5.00'
L10	N29°41'42"W	5.00'
L11	N60°18'18"E	5.11'
L12	S62°41'38"W	5.04'
L13	N27°18'22"W	5.00'
L14	N62°41'38"E	5.20'
L15	S75°58'37"W	7.80'
L16	N60°18'18"E	5.69'
L17	S32°21'18"E	5.01'
L18	S60°18'18"W	5.49'
L19	S31°57'11"E	29.23'
L26	S57°17'35"W	1.47'
L27	N33°17'22"W	81.25'
L28	N60°38'29"W	11.48'
L29	N52°19'25"W	9.49'
L30	N27°33'09"W	51.53'
L31	N14°29'30"W	9.57'
L32	N09°24'36"W	6.31'
L51	N38°11'19"W	65.47'

Line Table (2)		
Line #	Direction	Length
L52	N44°09'13"W	7.22'
L55	S40°12'21"W	5.02'
L56	N58°52'02"W	11.84'
L57	S85°10'23"W	31.21'

LEGEND:

- DIMENSION POINT
- FOUND IRON PIPE PER 630 M 31, SONOMA COUNTY RECORDS
- FOUND 6" X 6" CONCRETE MONUMENT AS NOTED
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT OF WAY
- (R) RADIAL BEARING
- PRC POINT OF REVERSE CURVATURE
- S.F. SQUARE FEET
- DOC. NO. DOCUMENT NUMBER OF SONOMA COUNTY RECORDS
- O.R. OFFICIAL RECORDS SONOMA COUNTY
- O.U.E. OVERHEAD UTILITY EASEMENT
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- CONC. MON. CONCRETE MONUMENT
- BC BEGINNING OF CURVE
- CALC. CALCULATED
- 630 M 31 BOOK 630 OF MAPS, PAGE 31, SONOMA COUNTY RECORDS
- POB POINT OF BEGINNING

Curve Table				
Curve #	Radius	Delta	Length	
C1	3.00'	85°02'51"	4.45'	
C2	7.50'	53°23'48"	6.99'	
C3	25.00'	31°35'58"	13.79'	
C4	10.00'	52°16'41"	9.12'	
C5	4.00'	53°18'46"	3.72'	
C6	400.00'	3°29'34"	24.38'	
C7	150.00'	12°00'39"	31.44'	
C8	70.00'	8°37'25"	10.54'	
C9	5.00'	101°53'28"	8.89'	
C23	75.00'	79°06'03"	103.54'	
C24	10.00'	27°21'07"	4.77'	
C25	16.00'	24°46'17"	6.92'	
C26	92.00'	18°00'41"	28.92'	
C35	40.00'	18°41'27"	13.05'	
C36	110.00'	05°37'48"	10.81'	

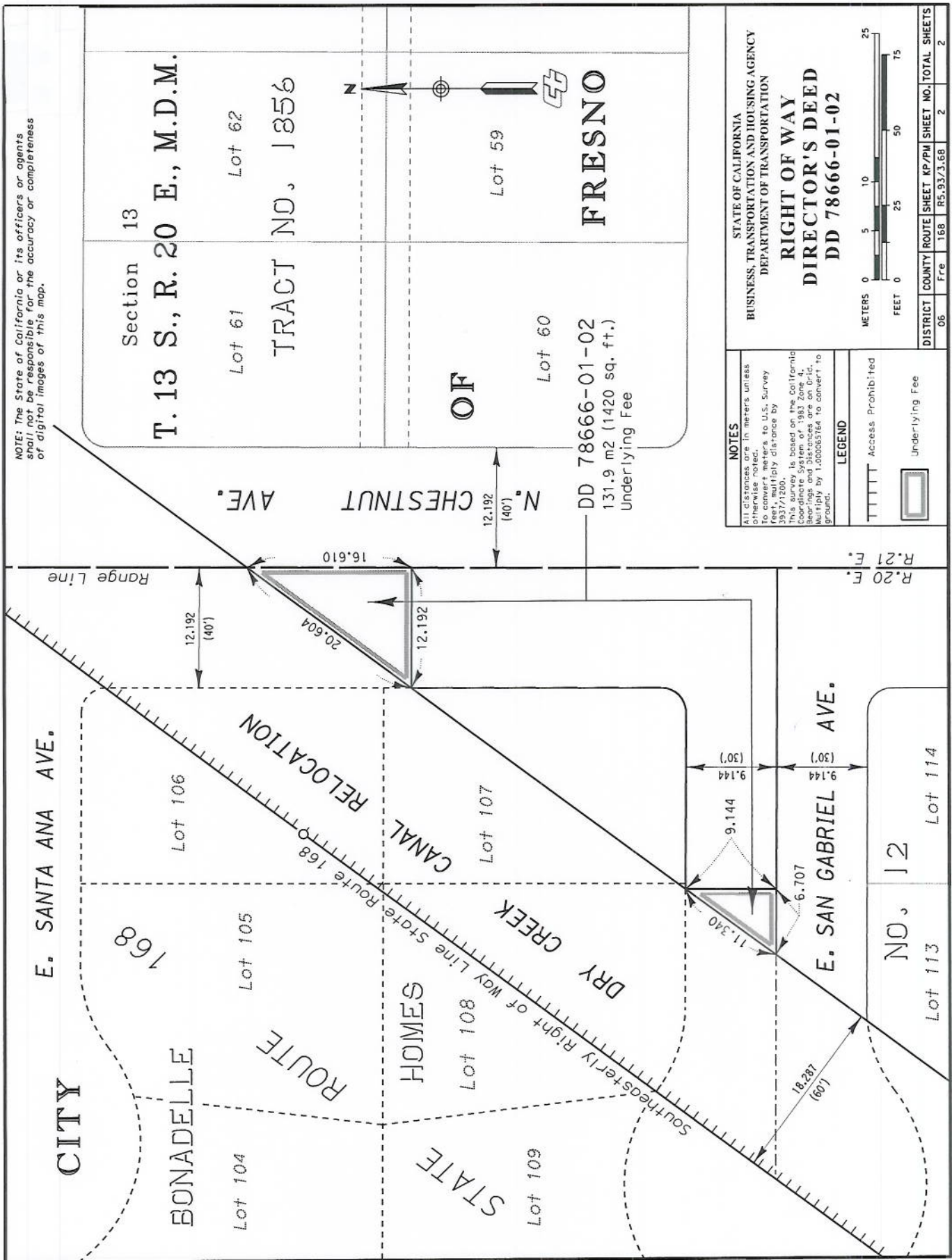
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DE-058672-X3-XX

DRAWN BY: JZ	DATE: 05/28/14
CHECKED BY: JZ	SCALE: 1"=50'
CO. RTE.	P.M. SHEET
SON 12	32.9 5 OF 5

R-501.21
A-10474.1

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



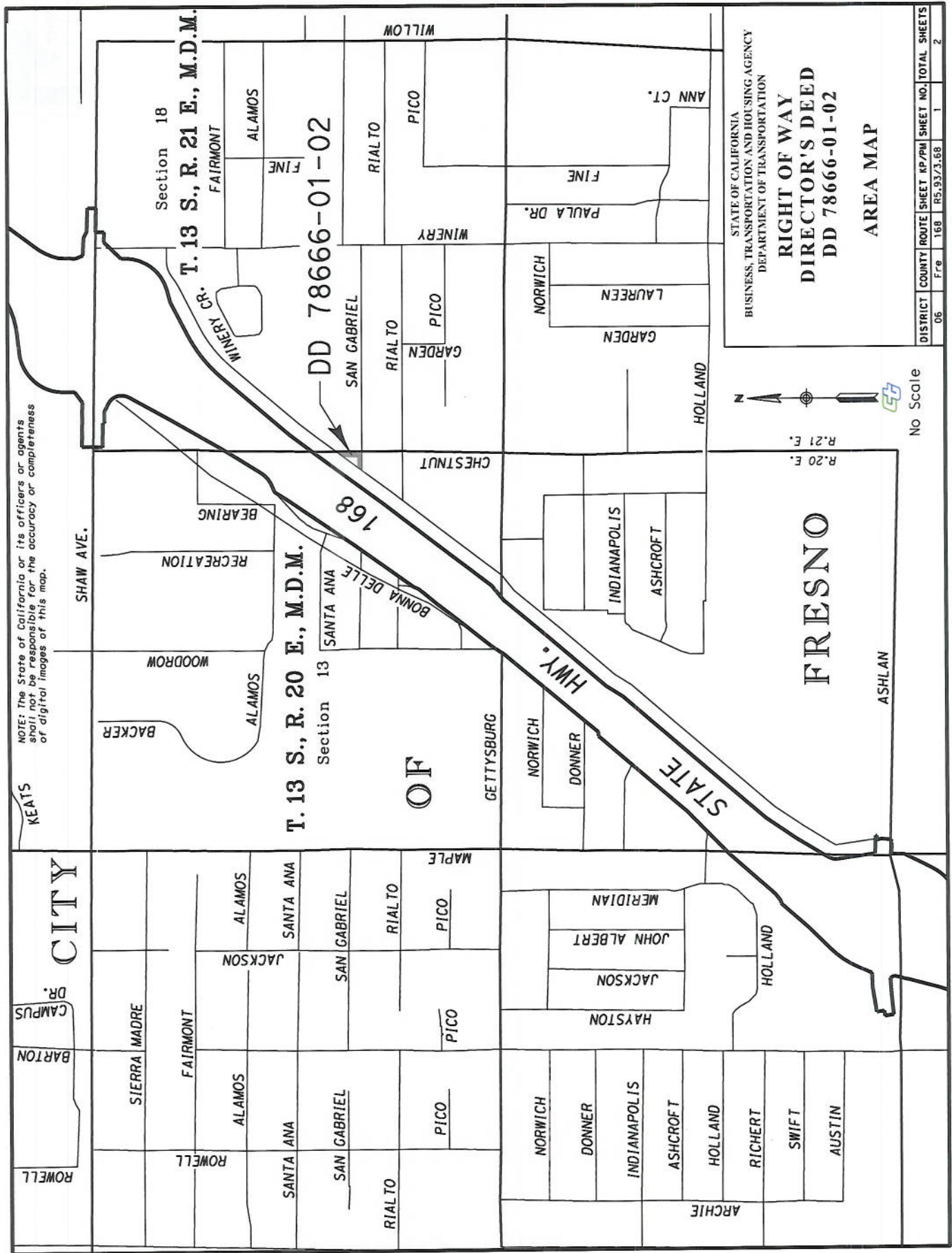
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD 78666-01-02

NOTES
All distances are in meters unless otherwise noted.
To convert meters to U.S. Survey feet, multiply distance by 3.28084.
This map is based on the California State Plane Coordinate System of 1983 Zone 4.
Bearings and Distances are on G-rd.
Multiply by 1.000063764 to convert to ground.

LEGEND
Access Prohibited
Underlying Fee

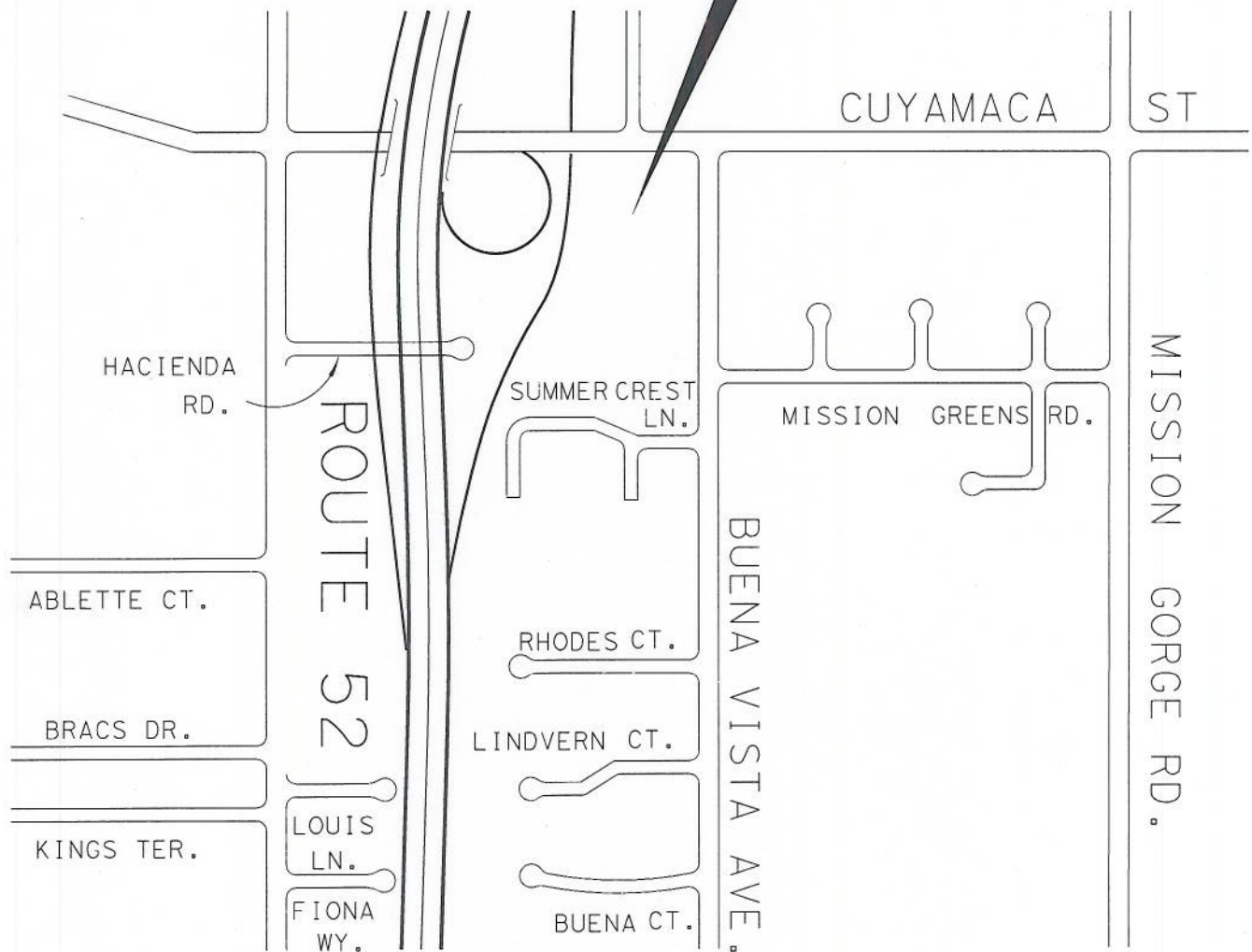
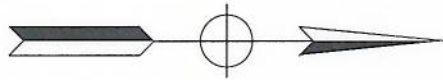


DISTRICT	COUNTY	ROUTE	SHEET	KP/PM	SHEET NO.	TOTAL SHEETS
06	Fre	168	85.93/3.68	2	2	2



CITY OF SANTEE

DD27035-01-01



KEY MAP

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT II

DIRECTOR'S DEED MAP
DD27035-01-01

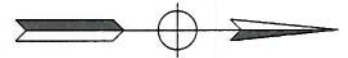
RIGHT OF WAY MAP NO. Por. 47550 m

COUNTY	ROUTE	KP/PM	SCALE
SD	52	26.1/16.2	NONE
			SHEET 1 OF 2

E.A. 010612

CITY OF SANTEE

EXHIBIT "B"



CUYAMACA

STREET

LOTS "H" AND "O" OF THE RANCHO EL CAJON
MAP 817, BLOCK 18
LOT 2

10' 222' 32'
41' TROLLEY EASE.
75' DRAINAGE EASE. RESERVED
AREA=0.02 AC.
27035-2

AREA=5.06 AC.

DD27035-01-01

LOT 11

LOT 12

STEVENS & HARTLEYS
FREE WATER TRACT
MAP 1231

AVENUE

VISTA

BUENA

11-SD-52

KP26.1
PM26.2

RIGHT OF WAY
297'

232'

533'

LOT 15

LOT 16

LOT 14

MAP 8938

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT II

DIRECTOR'S DEED MAP
DD 27035-01-01

RIGHT OF WAY MAP NO. Por. 47550 m

COUNTY	ROUTE	KP/PM	SCALE
SD	52	26.1/16.2	NONE

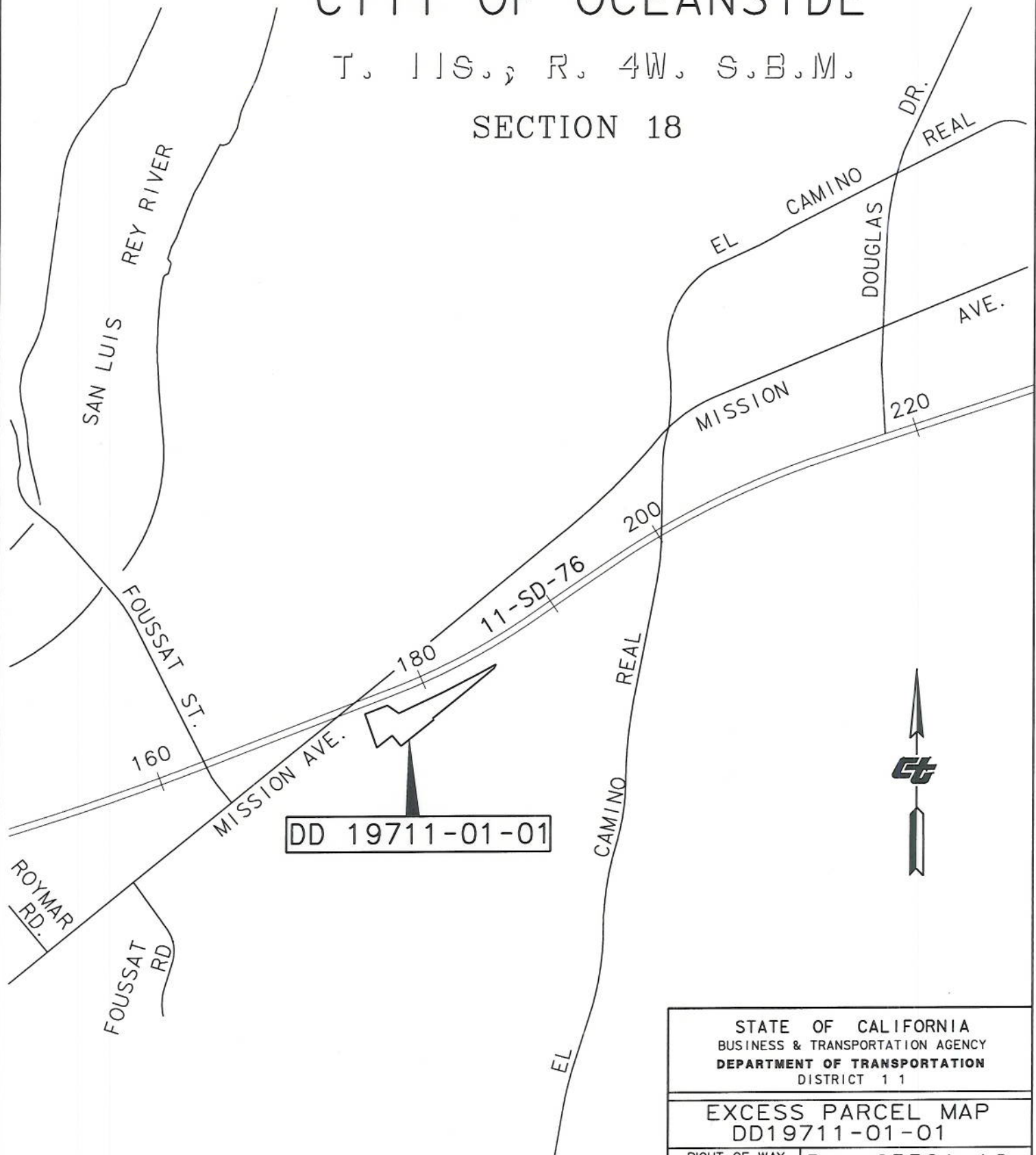
E.A. 010612

SHEET 2 OF 2

CITY OF OCEANSIDE

T. 11S., R. 4W. S.B.M.

SECTION 18



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD19711-01-01			
RIGHT OF WAY MAP NO.		Por. 25501.12	
COUNTY	ROUTE	POST MILES	SCALE
SD	76	3.0	NONE
			SHEET 1 OF 2

E.A. 0R0002

EXHIBIT "B"

CITY OF OCEANSIDE

T. 11 S. R. 4 W. S. B. & M.

SECTION 18

MISSION AVE.

11-SD-76

309'

278'

347'

10,617 SQ. FT.

DE19711-1

TO: CITY OF OCEANSIDE

17' WIDE ACCESS ESMNT.

3383 SQ. FT.

DE19711-2

TO: CITY OF OCEANSIDE

12' WIDE ACCESS ESMNT.

35'

24'

7'

50'

139'

257'

100'

139'

27'

63'

29'

3'

71'

0.04 AC
1809 SQ. FT.
ACCESS EASEMENT TO MISSION ROAD
19711-01-02
27' WIDE ACCESS ESMNT.

136,646 SQ. FT.
3.14 AC
(EXCLUDES AREA UNDER VIA DUCT)

DD19711-01-01

19711-01-01

AREA OF ENCROACHMENT: 2742 SQ. FT.



LEGEND:

ACCESS CONTROLLED
FREEWAY (SD-76)

DD 19711-01-01 AREA 3.14 AC
(EXCLUDES AREA UNDER VIADUCT)



STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD19711-01-01

RIGHT OF WAY
MAP NO.

Por. 25501.12

COUNTY SD ROUTE 76 POST MILES 3.0 SCALE NONE

SHEET 2 OF 2

E.A. 0R0002